



DESIGN AND ACCESS STATEMENT

22-25 London Road

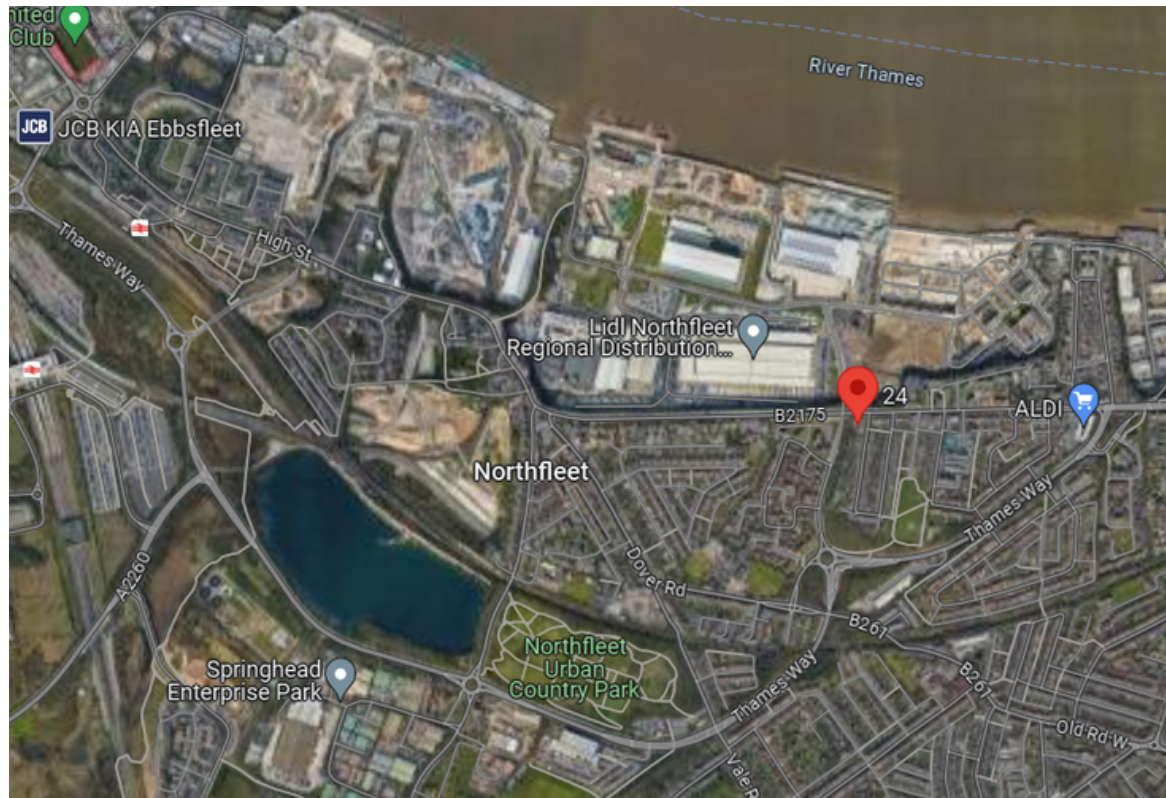
INTRODUCTION

This Design and Access statement has been prepared by Gill Sterling to assist Officers at Gravesham Borough Council in their consideration of this Full Planning Application.

The planning application is for the demolition of 4 terrace houses and erection of a 1 x building to accommodate 12 x residential units at 22-25 London Road, Gravesend.

SITE ANALYSIS

1.1 Existing Site



Located within the borough of Gravesham, the planning application site is situated to the east of Northfleet and occupies an approximate area of 368 sqm.

There is a convenience store, takeaway, post office and play area within 400m of the site. Within 700m there are a range of town centre facilities, commercial, retail and leisure.

With a bus stop next to the property, it provides regular routes anywhere between Bluewater and Gravesend. As well as Ebbfleet International Station within 1.7 miles (5 minute) drive away from site which provides a regular service from London to the Ramsgate.

The site is considered to be in a very sustainable location.

PLANNING HISTORY

2.1 Previous Applications

Approved application ref:
20130298

The elevation and street scene to the left of the page was submitted as part of a Planning Application that was approved in March 2014.

Details of the approved application:

'Proposed demolition and erection of two blocks of 21 one and two bedroom self contained flats comprising one three/four storey building and one two storey building together with amenity space, car parking, access and other ancillary development.'



DESIGN DEVELOPMENT

3.1 Constraints and Opportunities

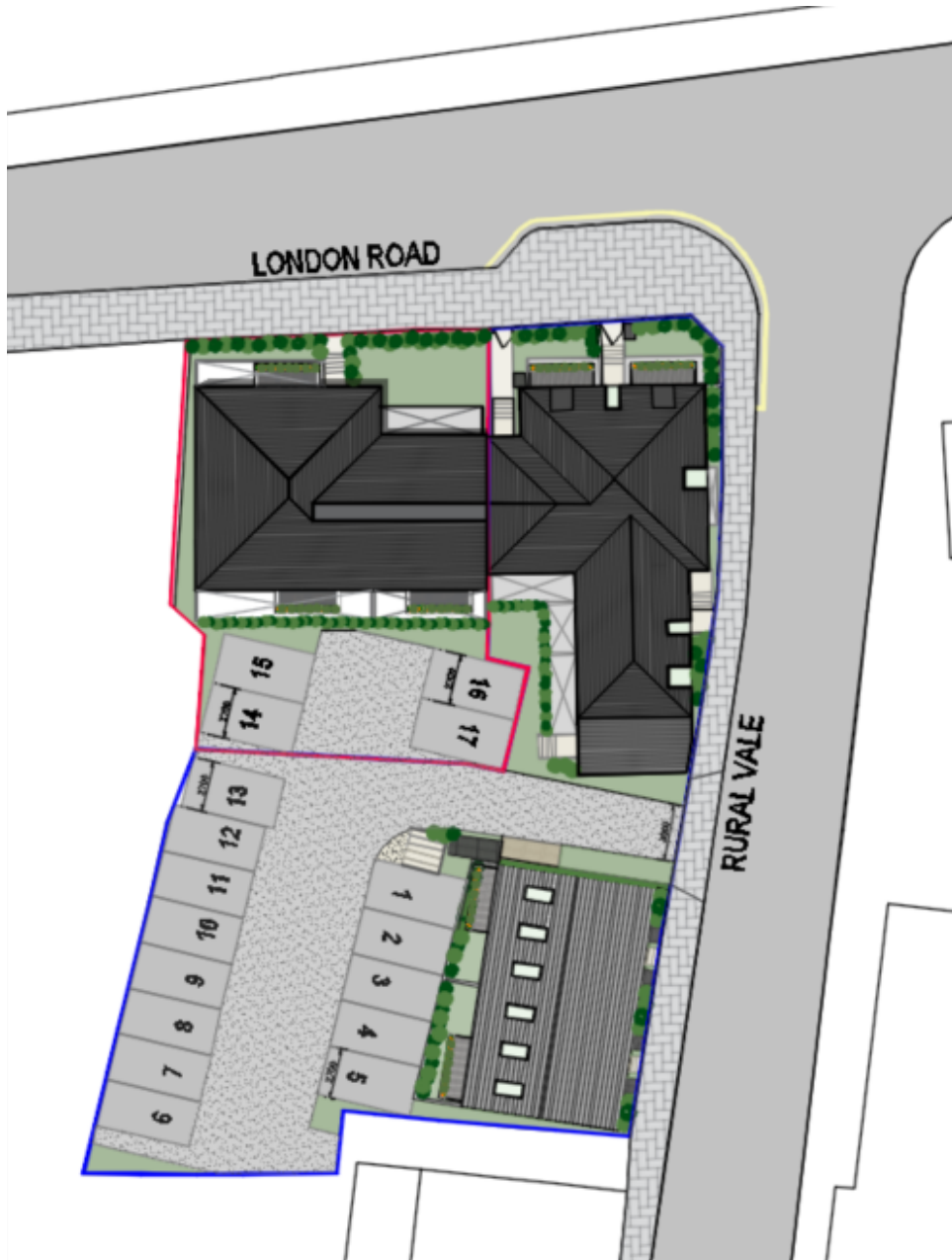
Brief:

To design a new residential development with associated parking and amenity

Basic design principles have been considered during the design of this development:

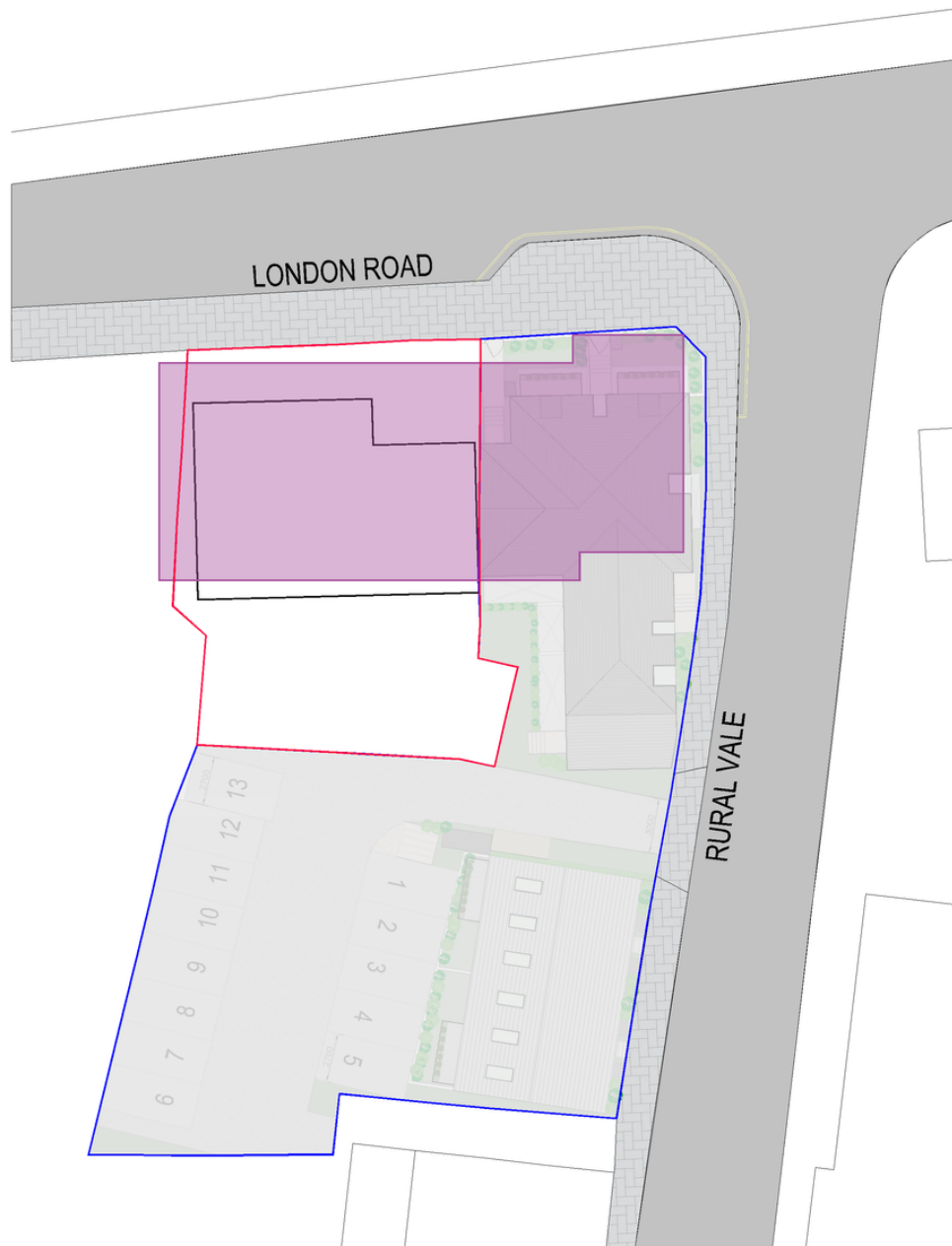
Design considerations:

- Prevailing heights
- Respect the size of plots, building lines, building types and heights.
- Incorporate soft scaping and street trees
- Neighbouring amenity
- Occupier amenity
- Outlook
- Nationally Described Space Standards
- Character of the street scene



DESIGN DEVELOPMENT

3.2 Comparison Plan

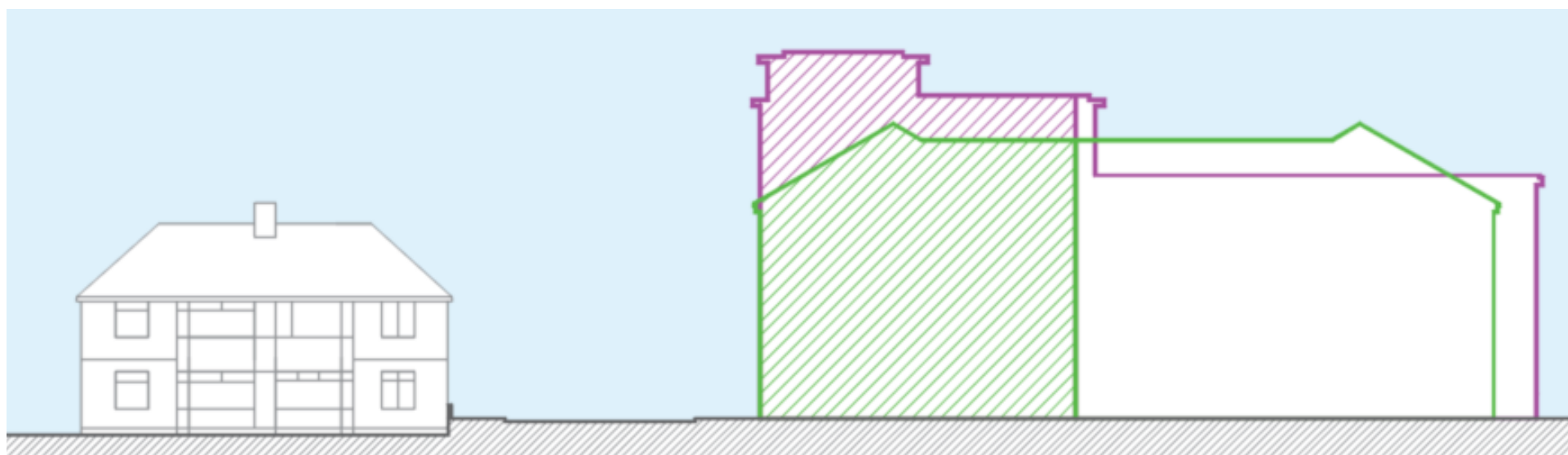


-  *Previously approved
application ref: 20130298*
-  *Outline of proposed building*
-  *Site boundary*
-  *Clients ownership*

DESIGN DEVELOPMENT

3.3 Comparison Elevation

Approved application ref: 20120298 compared to proposed elevation.



30-33 London Road

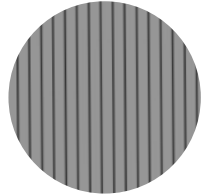
-  *Outline of previously approved application ref: 20130298*
-  *Outline of proposed building*
-  *Approved Application (Fox & Hounds, ref: 20220431)*

DESIGN DEVELOPMENT

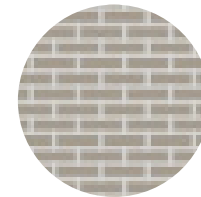
3.4 Materials



Grey Slate Tiles



Yellow / Grey Brick (or similar)



Grey Aluminium Windows and Doors



DESIGN DEVELOPMENT

3.5 References



David Miller Architects materiality references



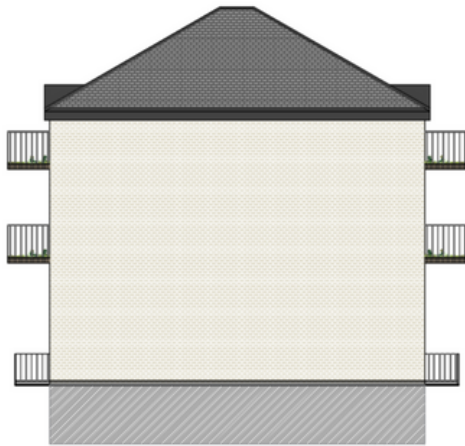
Window references



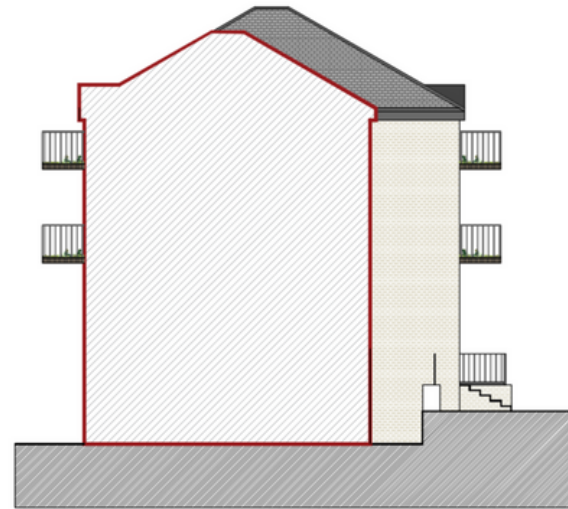
C.F.Moller Architects materiality references

PROPOSED DEVELOPMENT

4.1 Proposed Elevations



Side elevation



Side elevation



Rear elevation

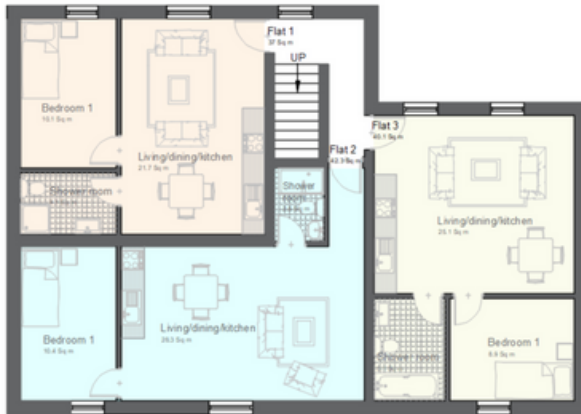


Approved application ref: 20220431

Front Elevation

PROPOSED DEVELOPMENT

4.2 Proposed Plans



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan



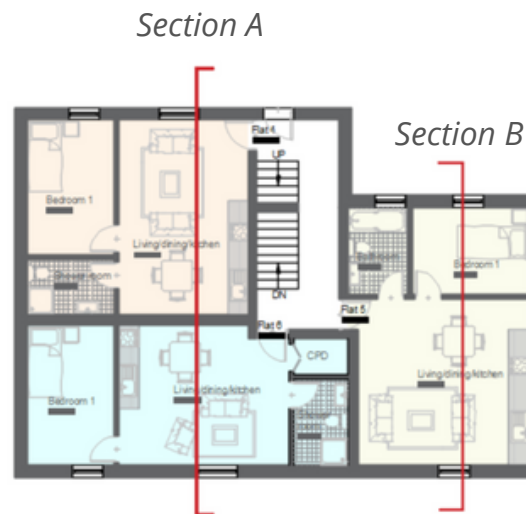
Second Floor Plan

PROPOSED DEVELOPMENT

4.3 Illustrative Sections



Section A



Section B



Section B

PROPOSED DEVELOPMENT

4.4 Proposed Block Plan

